

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 22, 2005

ITEMS NO. 4 & 5

SUBJECT	DC Ranch Parcel 2.8 9-PP-2005 & 61-DR-2005
REQUEST	<p>Request approval of a Preliminary Plat for a thirty (30) unit townhome community on a 9.6-acre parcel within DC Ranch.</p> <p>Key Items for Consideration:</p> <ul style="list-style-type: none">• This new subdivision replaces the existing community sales center.• The development will comply with the Master Plans for Planning Unit 2 and Planning Unit 4.• This development is not located in the Airport Influence Area.
OWNER	DC Ranch LLC 480-367-7298
APPLICANT CONTACT	Tom Kirk Mark Hancock Development Corp. 480-367-4316
LOCATION	Southwest Corner of Thompson Peak Parkway & E. Desert Camp Drive
BACKGROUND	<p>Zoning.</p> <p>DC Ranch is a master planned community. The site is zoned Townhouse Residential District/Planned Community District (R-4 PCD), which allows relatively low density single-family homes and townhomes.</p> <p>Context.</p> <p>This 9.6-acre property is located at the southwest corner of Thompson Peak Parkway and Desert Camp Road in DC Ranch Planning Unit 2. The property has been used as the DC Ranch sales and information center for years. The property is surrounded by residential development to the south and west. Across Thompson Peak Parkway to the north is a golf course, and across Desert Camp Road to the east is a community center for DC Ranch. A wash lies along the west side of the property, and a community trail lies along the north, east, and south sides of the property. The site slopes gently to the southwest.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: Golf Course, zoned Open Space (O-S PCD)• South: Single family, zoned Single Family Residential (R1-7 PCD)• East: Community Center, zoned Single Family (R1-7 PCD)• West: Multi-family, zoned Multi-Family Residential (R-5 PCD)

Scottsdale Development Review Board Report
Cases No. 9-PP-2005 & 61-DR-2005

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This is a request for approval of a preliminary subdivision plat of 9.6 acres into 30 townhome lots. The existing DC Ranch sales and information center will be removed. There will be one point of access to the subdivision from Desert Camp Road. All development will comply with the Master Development Plans for DC Ranch, including the Environmental Design Master Plan (EDMP).

The proposed development will match the development character of the Villas at Market Street neighborhood (DC Ranch Parcel 2.3, which is located a few blocks southwest of this property). The townhome units will be one story, and placed in 3-unit clusters with shared auto courts. The homes will be primarily stucco with tiled roofs, and utilize a mix of five earth-tone color schemes. The development will also have landscaped open spaces to provide recreational activities and to complement the natural vegetation of the existing wash to the west. Landscaping will be a lower Sonoran Desert theme and will conform to the Environmental Design Master Plan (EDMP).

Development information.

- *Existing Use:* Community sales center
- *Proposed Use:* 30 Townhomes
- *Parcel Size:* 9.6 +/- Acres
- *Proposed Density:* 3.2 Dwelling Units per acre)
- *Building Height Allowed:* 30 Feet
- *Building Height Proposed:* 18 Feet
- *Street Access:* Private street from Desert Camp Road
- *Open Space Required:* 41,868 Sq. Feet (10% net lot area)
- *Open Space Provided:* 200,000+ Square Feet

IMPACT ANALYSIS

Traffic.

Roads identified in the approved Master Circulation Plan are under construction, and internal streets will be private. The access to this subdivision conforms to the DC Ranch Master Plan street system and there is adequate capacity on surrounding streets to accommodate this development. New local trails will be connected to the community trails in DC Ranch.

Airport Vicinity.

This development is not located in the Scottsdale Airport Noise Influence Area.

Parking.

Parking will be provided for each unit in garages and small parking courts along the private internal street.

Water/Sewer.

The applicant is responsible for new water and sewer infrastructure to service

Scottsdale Development Review Board Report
Cases No. 9-PP-2005 & 61-DR-2005

the site. There are no anticipated impacts as this area has been master planned for the proposed uses.

Police/Fire.

Police and fire facilities exist in the DC Ranch Master Planned Community, and no service impacts are anticipated.

Schools.

Scottsdale Unified School District indicates there are no capacity issues because the proposal is consistent with the approved master plan land use budget.

Open space/Scenic Corridors.

Open space will be provided within the subdivision, and along the surrounding streets and wash.

Community Involvement.

This site has been posted, surrounding neighborhoods have been notified, and neighborhood meetings have been held. Other than general inquiries, there have been no comments regarding this case.

Community Impact.

DC Ranch has prepared Master Development Plans to address water, wastewater, drainage, and circulation issues, as well as a master environmental design plan. The site design limits impacts to the surrounding roadway and the existing wash.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE
DEPT(S)

Planning and Development Services Department


Current Planning Services

**Scottsdale Development Review Board Report
Cases No. 9-PP-2005 & 61-DR-2005**

STAFF CONTACT(S)

Tim Curtis, AICP
Project Coordination Manager
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY



Tim Curtis, AICP
Report Author



Lusia Galav, AICP
Director, Current Planning
Phone: 48-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Preliminary Plat/Site Plan
5. Conceptual Landscape & Wall Plan
6. Color Elevations
7. Site Sections & Elevations
- A. Fire Ordinance Requirements – 9-PP-2005/61-DR-2005
- B. 9-PP-2005 Stipulations/Zoning Ordinance Requirements
- C. 61-DR-2005 Stipulations/Zoning Ordinance Requirements

E S P I R I T U L O C I

The Spirit of the Place

DC RANCH PARCEL 2.8 - PROJECT NARRATIVE 24 JUNE 2005

Project Description

DC Ranch Parcel 2.8 is a townhome residential development, located at the southwest corner of Thompson Peak Parkway and East Desert Camp Drive. Until recently the site has been the home of the DC Ranch Sales and Information Center. There is no longer a need for this use and as a result the site will be developed by Camelot Homes. Camelot Homes and their award winning designs have been instrumental in the development at DC Ranch. They will plan to develop this neighborhood with the same homes as in the Villas at Market Street neighborhood (parcel 2.3 a few blocks southwest). The neighborhood will consist of thirty (30) townhomes. Homes will frame a park central to the neighborhood. Homes not surrounding the park have been aligned to take advantage of views to mountain peaks. Paths connect the neighborhood to the park and to the DC Ranch community path and trail system. The neighborhood has been designed to provide a transition from the higher density condominiums on the west to the lower density single family homes to the south. The perimeter of the neighborhood will be native desert to blend with its surroundings.

Location and Surrounding Land Uses

Parcel 2.8 is located at the southwest corner of Thompson Peak Parkway and East Desert Camp Drive within DC Ranch.

The existing surrounding uses are as follows:

North – across Thompson Peak Parkway, The Country Club at DC Ranch golf hole number 8

South – across Desert Camp Drive, single family detached homes on approximately one-sixth acre lots

West – across a 404 wash, High Desert Villas luxury condominiums

East - across Desert Camp Drive, DC Ranch Desert Camp Community Center

General Site Description

The nine and a half (9 ½) acre site gently slopes from northeast to southwest. Along the northern, eastern and southern boundary is a DC Ranch community path. Along the northern boundary is a DC Ranch community trail. The site is zoned R-4 and is surrounded by OS to the north, R1-7 to the south and east, and R-5 to the west.

Architectural Character

The architecture of the neighborhood will consist of homes with massing, materials and detailing based on the buildings originally constructed throughout Arizona, Mexico and Spain. The homes will be primarily stucco with tiled roofs. Two streetscape elevations and five color schemes will provide a desirable mix of color palettes and elevations. A series of three homes are clustered around a shared auto court. All three units are single story with vertical architectural accents. The homes range from approximately 1,900 square feet to 2,300 square feet and include an attached two car garage. Rear courtyards will be enclosed with a combination of masonry walls and wrought iron fencing varying in height.

Site Circulation

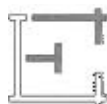
Vehicles will enter and exit the site from East Desert Camp Drive through a gated entry. The entry is aligned with the existing entrance to DC Ranch Desert Camp Community Center. A single cul-de-sac will serve the neighborhood.

Drainage

The site is designed to drain to the southwest into the 404 wash corridor where it will exit the property through existing storm water system. Within the neighborhood storm water will be carried in the street, west where it will be let out at the end of the cul-de-sac into the wash. Erosion protection may be required along portions of the wash corridor and at concentrated outlets with high amount of flow. Storm water south of the street will drain to the southwest into the wash where it will exit the property through existing storm water system.

61-DR-2005/9-PP-2005
6/24/2005

7272 E INDIAN SCHOOL RD
SUITE NUMBER 472
SCOTTSDALE ARIZONA 85251



WWW.ESPIRITULOCI.COM
PIONEER
FAX
ATTACHMENT #1



DC Ranch Parcel 2.8

61-DR-2005 / 9-PP-2005

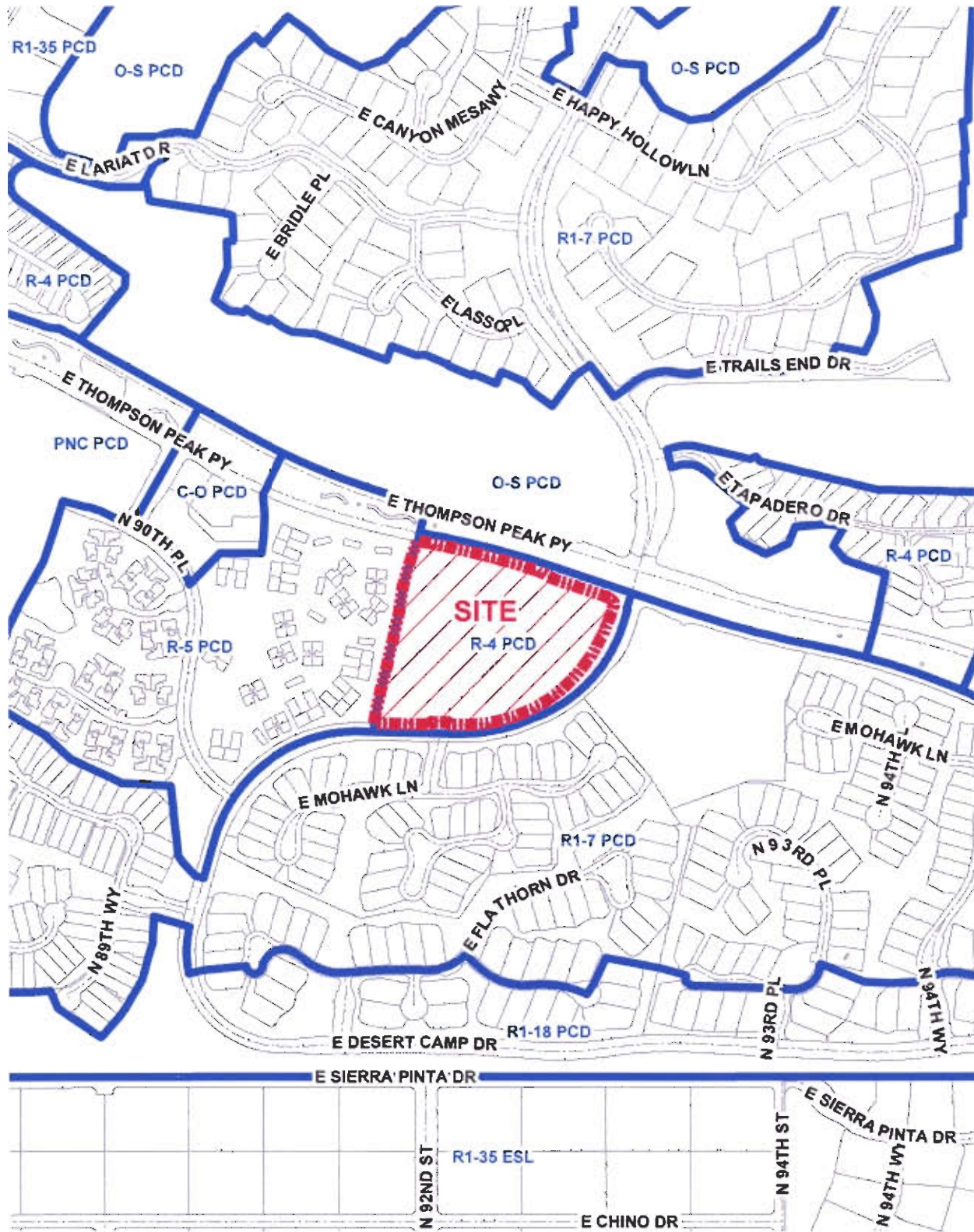
ATTACHMENT #2



DC Ranch Parcel 2.8

61-DR-2005 / 9-PP-2005

ATTACHMENT #2A

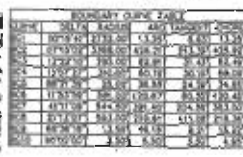


61-DR-2005 / 9-PP-2005

ATTACHMENT #3



THIS PLAN IS A PRELIMINARY SITE PLAN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.



Tract	Parcel	Area (Acres)
Tract 1	1	0.10
Tract 1	2	0.10
Tract 1	3	0.10
Tract 1	4	0.10
Tract 1	5	0.10
Tract 1	6	0.10
Tract 1	7	0.10
Tract 1	8	0.10
Tract 1	9	0.10
Tract 1	10	0.10
Tract 1	11	0.10
Tract 1	12	0.10
Tract 1	13	0.10
Tract 1	14	0.10
Tract 1	15	0.10
Tract 1	16	0.10
Tract 1	17	0.10
Tract 1	18	0.10
Tract 1	19	0.10
Tract 1	20	0.10
Tract 1	21	0.10
Tract 1	22	0.10
Tract 1	23	0.10
Tract 1	24	0.10
Tract 1	25	0.10
Tract 1	26	0.10
Tract 1	27	0.10
Tract 1	28	0.10
Tract 1	29	0.10
Tract 1	30	0.10
Tract 1	31	0.10
Tract 1	32	0.10
Tract 1	33	0.10
Tract 1	34	0.10
Tract 1	35	0.10
Tract 1	36	0.10
Tract 1	37	0.10
Tract 1	38	0.10
Tract 1	39	0.10
Tract 1	40	0.10
Tract 1	41	0.10
Tract 1	42	0.10
Tract 1	43	0.10
Tract 1	44	0.10
Tract 1	45	0.10
Tract 1	46	0.10
Tract 1	47	0.10
Tract 1	48	0.10
Tract 1	49	0.10
Tract 1	50	0.10
Tract 1	51	0.10
Tract 1	52	0.10
Tract 1	53	0.10
Tract 1	54	0.10
Tract 1	55	0.10
Tract 1	56	0.10
Tract 1	57	0.10
Tract 1	58	0.10
Tract 1	59	0.10
Tract 1	60	0.10
Tract 1	61	0.10
Tract 1	62	0.10
Tract 1	63	0.10
Tract 1	64	0.10
Tract 1	65	0.10
Tract 1	66	0.10
Tract 1	67	0.10
Tract 1	68	0.10
Tract 1	69	0.10
Tract 1	70	0.10
Tract 1	71	0.10
Tract 1	72	0.10
Tract 1	73	0.10
Tract 1	74	0.10
Tract 1	75	0.10
Tract 1	76	0.10
Tract 1	77	0.10
Tract 1	78	0.10
Tract 1	79	0.10
Tract 1	80	0.10
Tract 1	81	0.10
Tract 1	82	0.10
Tract 1	83	0.10
Tract 1	84	0.10
Tract 1	85	0.10
Tract 1	86	0.10
Tract 1	87	0.10
Tract 1	88	0.10
Tract 1	89	0.10
Tract 1	90	0.10
Tract 1	91	0.10
Tract 1	92	0.10
Tract 1	93	0.10
Tract 1	94	0.10
Tract 1	95	0.10
Tract 1	96	0.10
Tract 1	97	0.10
Tract 1	98	0.10
Tract 1	99	0.10
Tract 1	100	0.10

NOTE:
REMOVE ALL UNDERGROUND & ABOVE GROUND FACILITIES
WITHIN PARCEL 2.8 AS REQUIRED FOR FINAL SITE PLAN
CONSTRUCTION PRIOR TO SITE GRADING.

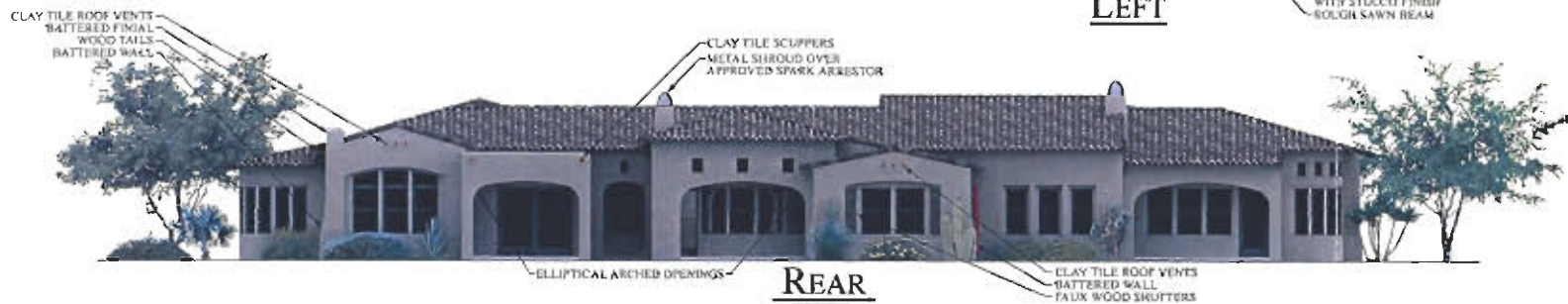
61-DR-2005/9-PP-2005
8/18/2005

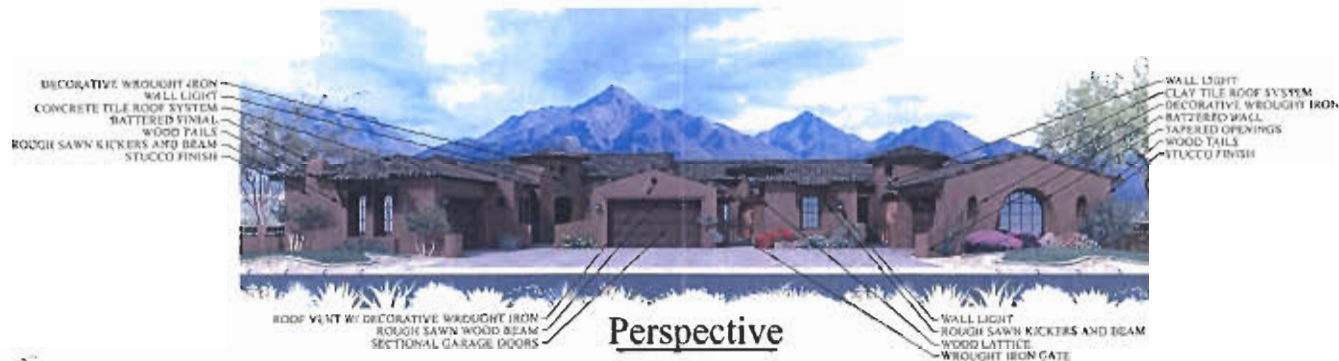
180-PA-2005

DC RANCH
SCOTTSDALE
PARCEL 2.8
PRELIMINARY PLAT - SITE PLAN

DMB
WOOD/WATTEL ASSOCIATES
1000 N. CENTRAL AVENUE
SUITE 100
SCOTTSDALE, AZ 85261
TEL: 480-948-1234
FAX: 480-948-1235
WWW.WOODWATTEL.COM

DESIGNED BY: J. CASTANEDA
CHECKED BY: D. GIBSON
SCALE: 1/8"=1'-0"
DATE: 08/24/05
SHEET: 1 OF 1





61-DR-2005/9-PP-2005
6/24/2005

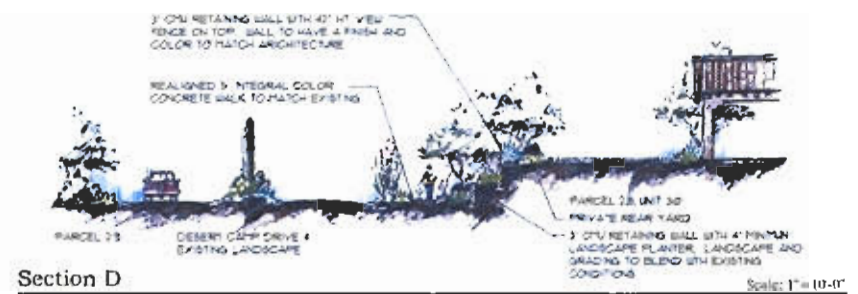
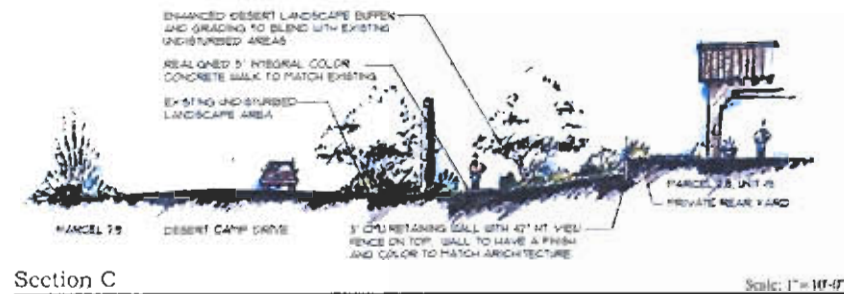
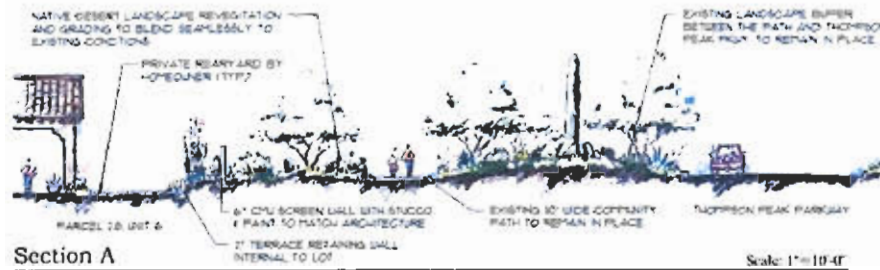
THE VILLAS AT DC RANCH

by Camelot Homes

Elevation B



SITE SECTIONS & ELEVATIONS



8 June 2005
vollmer & associates

D.C. RANCH PARCEL 2.8

CAMELOT HOMES
Trademark by Camelot Homes Ltd.

61-CR-2005/9-pp-2005
6/24/2005

DC Ranch Parcel 2.8
SWC Thompson Peak & Desert Camp Drive
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p style="margin-left: 20px;"><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 1500 AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|---|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☒ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: 9-PP-2005

Case Name: DC Ranch Parcel 2.8

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

Applicable Documents, Plans, And Relevant Cases

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

General Documents

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Wood/Patel, dated August 18, 2005 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

Planning Documents

- c. The development shall be in compliance with the DC Ranch Planning Unit Master Plans for Planning Units 2 & 4.
- d. The development shall be in compliance with the DC Ranch Thematic Character Study for Planning Units 2 & 4.

Engineering Documents

- e. The approved Circulation Master Plan for DC Ranch – Planning Units 2 and 4 prepared by Wood/Patel.
- f. The approved Water Master Plan for DC Ranch – Planning Units 2 and 4 prepared by Wood/Patel.
- g. The approved Wastewater Master Plan for DC Ranch – Planning Units 2 and 4 prepared by Wood/Patel.
- h. The approved Master Drainage Plan for DC Ranch – Planning Units 2 and 4 prepared by Wood/Patel.
- i. Preliminary Drainage Report for DC Ranch Parcel 2.8 prepared by Wood/Patel dated June 24, 2005 by City staff.
- j. Water System Basis of Design Report for DC Ranch Parcel 2.8 prepared by Wood/Patel dated June 24, 2005 by City staff.
- k. Wastewater System Basis of Design Report DC Ranch Parcel 2.8 prepared by Wood/Patel dated June 24, 2005 by City staff.

Relevant Cases

- l. At the time of review, the applicable Zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 54-ZN-1997# 1-8

Subdivision Plat Requirements

Subdivision Design

DRB Stipulations

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.

3. The homeowners' association shall be responsible for the maintenance of the exterior perimeter walls, and entry gates. The developer shall note this requirement on the final plat.
4. *The developer shall obtain approval for a release of the existing drainage easement on lots 16 and 17. If this easement cannot be released by the City of Scottsdale, the applicant shall return to the Development Review Board as determined by the Zoning Administrator for a revised preliminary plat approval modifying these lots so that they are no longer in the existing drainage easement.*
5. *The developer shall obtain approval for a release of the existing trail easement on lots 2 through 5. If this easement cannot be released by the City of Scottsdale, the applicant shall return to the Development Review Board as determined by the Zoning Administrator for a revised preliminary plat approval modifying these lots so that they are no longer in the existing drainage easement.*

Street Dedication Requirements

Ordinance

- A. *The developer shall provide the following street rights-of-way:*

STREET NAME	STREET TYPE	R.O.W. DEDICATION
<i>Internal Street (Private)</i>	<i>Local Residential</i>	<i>40' (full width) – or ESL Road Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street</i>

Easements

DRB Stipulations

6. Sight Distance Easements
 - a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
 - b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.
7. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Desert Camp Drive except at the approved driveway location.
8. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- B. *Drainage Easement:*

- (1) *Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements*

shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

C. Waterline and Sanitary Sewer Easements:

- (1) *Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.*

D. Public Utility Easement:

- (1) *An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.*

Final Improvement Plan Requirements

PLANNING

Unit Design and Amenity Feature Design

DRB Stipulations

- E. Comply with Development Review Board case 61-DR-2005.*

Walls, And Fence Design

DRB Stipulations

9. Comply with Development Review Board case 61-DR-2005.

Landscape and Lighting Design

DRB Stipulations

- F. Comply with Development Review Board case 61-DR-2005.*

ENGINEERING

Drainage And Flood Control

DRB Stipulations

10. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
 - a. Any conceptual or substantial changes not consistent with the accepted DC Ranch – Planning Units 2 and 4 Master Drainage Plan prepared by Wood/Patel shall require an addendum to this Master Drainage Plan, subject to review and approval by the city staff.
 - b. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
11. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.

12. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
13. Provide positive drainage away from walks and curbs along all streets.
14. Riprap shall be indigenous stone.
15. *Lots 12 through 16 are in close proximity to a large wash. The final drainage report shall provide an analysis of the potential for lateral erosion/meandering of these washes. Mitigation for potential erosion shall be provided if warranted based on the results of the analysis.*
16. *The preliminary plat shows improvements within the 100-year floodplain for the wash located west of this parcel. The final drainage report will need to include existing and proposed conditions gradually varied flow hydraulic analysis that shows the increase in 100-year water surface elevations. If increases are substantial, mitigation for the increase will be required.*

Roadway, Intersection, And Access Design

DRB Stipulations

17. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Internal Street (Private)	Local Residential	26 feet wide back of curb to back of curb	Roll	None

18. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual.
19. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
20. *The applicant shall construct a left turn lane for the northbound Desert Camp Drive entry into the subdivision. The left turn lane shall be designed in accordance with the DSPM.*
21. *A pedestrian connection shall be provided from the internal sidewalk to the intersection of Desert Camp Drive and Thompson Peak Parkway. Pedestrian access shall be provided around the proposed gated entry.*
22. *Directional pedestrian ramps shall be provided at the entry to the subdivision.*

Ordinance

- G. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

Trails And Paths

DRB Stipulations

23. The existing trail shall be modified as shown on the Preliminary Plat.
24. The material finish and color of the new trail shall match the existing trail.

Refuse**DRB Stipulations**

25. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.
26. *City of Scottsdale's Solid Waste Services will not pick up individual refuse containers within the proposed private driveways. Final plans shall designate refuse container pickup locations with lot or unit number specified and all container pickup locations shall be along the main internal drive.*

Ordinance

- H. Underground vault-type containers are not allowed.
- I. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- J. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

Water And Wastewater Stipulations

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.

DRB Stipulations

27. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the second submittal of improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
28. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the second submittal of improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.
 - d. Clearly identify water sampling station locations as applicable.
29. APPROVED BASIS OF DESIGN REPORTS. **Before** the second improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water and Wastewater.

30. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
31. *The preliminary plat shows proposed water and sewer within tract D in close proximity to a large wash. The final drainage report shall provide an analysis of the potential for lateral erosion/meandering of this wash. Mitigation for potential erosion shall be provided if warranted based on the results of the analysis. Water and sewer within tract D shall not be subject to inundation from a 100-year flood.*
32. *Tract D, as shown on the preliminary plat, shall be accessible for city maintenance vehicles from both ends of the tract.*
33. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
 - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

Water

Ordinance

- K. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

Wastewater

Ordinance

- L. Privately owned sanitary sewer shall not run parallel within the waterline easement.

Construction Requirements

As-Builts

DRB Stipulations

34. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
35. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
36. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
37. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

Stipulations for Case: DC Ranch Parcel 2.8 Case 61-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations by Scrivner Design Group with a date provided on the plans by City Staff of 6/24/05.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Wood Patel with a date provided on the plans by City Staff of 8/18/05.
 - c. Landscaping and hardscape, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan by Vollmer and Associates with a date provided on the plans by City Staff of 8/19/05.
 - d. The development shall be in compliance with the DC Ranch Planning Unit Master Plans for Planning Units 2 & 4.
 - e. The development shall be in compliance with the DC Ranch Thematic Character Study for Planning Units 2 & 4.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
3. Any exterior conduit and raceways shall be painted to match the building.
4. Roof drainage systems shall be interior or integrated with the architectural design.
5. Dooley wall fencing shall not be allowed.
6. All walls shall match the architectural color, materials and finish of the building(s).

SITE DESIGN:

DRB Stipulations

7. The vehicular garage doors that are perpendicular to the private street shall be set back a minimum of 20 feet from the street improvements.

Ordinance

- A. *All lots that contain a yard shall comply with the Zoning Ordinance minimum yard dimension requirements. Lots sizes on the preliminary plat may need to be modified to satisfy this requirement.*
- B. *Final Unit locations shall comply with the building setback requirements of the Zoning Ordinance or applicable Development Agreement.*
- C. *Yard walls shall not be constructed in drainage easements*

LANDSCAPE DESIGN:**DRB Stipulations**

- 8. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
- 9. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
- 10. Salvaged vegetation shall be incorporated into the landscape design.

Ordinance

- D. *The water intensive landscaping total area shall not exceed the maximum allowable area as defined by the City of Scottsdale's Revised City Code.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

- 11. The applicant shall return to the Development Review Board, as determined by the Zoning Administrator, for any parking lot lighting.
- 12. Any path lighting shall comply with the DC Ranch path bollards.
- 13. Incorporate into the project's design, the following:

Landscape Lighting

- a. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- b. Landscaping lighting shall only be utilized to accent plant material.
- c. All landscape lighting directed upward, shall be aimed away from property line.
- d. All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.
- e. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

- 14. Bike racks if provided shall comply with the DC Ranch bike rack detail.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

- 15. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 16. Comply with the Preliminary Plat Case 9-PP-2005.

RELEVANT CASES:

Ordinance

E. At the time of review, the applicable zoning case(s) for the subject site were: 54-ZN-1989#'s 1-8.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:

DRB Stipulations

17 Comply with the stipulations of case 9-PP-2005